

MOSSFIELD BARN

£490,000

Ewebank, Old Hutton, LA8 0NT

An attached stone and slate barn conversion situated in a quiet rural location with an 'upside down' layout to take advantage of the splendid views.

Instantly welcoming, light and bright with stylishly presented accommodation, the first floor dining kitchen and sitting room with doors out to a balcony and steps giving access to the garden. To the ground floor, there are four bedrooms, one being en suite and a house bathroom. Single garage and ample private parking. Generous landscaped gardens with lawns, mature planted beds and several seating terraces, one of which is elevated with countryside views.

Escape to the country and embrace country living, yet being close to this attractive and highly accessible village with a primary school and village hall.





Welcome to **MOSSFIELD BARN**

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Here's our **TOP TEN** reasons to love Mossfield Barn:

1. **An attached stone and slate barn conversion** converted in 2002/2003, with an 'upside down' layout to take advantage of the lovely views.
2. **Embrace the space** with an approximate gross internal area of 1250 sq ft (116 sq m), the light filled, stylishly presented accommodation has generous rooms and has been finished to a very good standard.
3. **Character features** sit alongside modern appointments with exposed crucks, beams and stonework.
4. **Come on in** - a slated canopy leads into the entrance hall. A boiler cupboard provides a practical place to dry and air clothes. The staircase leads to the first floor.
5. **Welcoming living accommodation** - the stylish dining kitchen being open to the apex enjoys westerly and easterly views and is fitted with a range of base and wall units as well as pan drawers, one with integral cutlery drawer, quartz worktops and uprights and integral appliances comprising fridge/freezer, oven, grill, induction hob and dishwasher. The triple aspect sitting room is also open to the apex with wood burner set on a flagged hearth.
6. **Sweet dreams** with three double bedrooms and a single to the ground floor. The generous dual aspect principal bedroom is open to the apex with glazed doors leading out onto the flagged terrace. Bedrooms 2 and 4 have picture windows on the eastern elevation with a lovely outlook onto open fields.
7. **Modern bath and shower rooms** - there is a four piece house bathroom and an en suite shower room with space and plumbing for a washing machine.
8. **Garaging and parking** - a gravel drive leads to a semi-detached, stone and slate single garage (22'9 x 9'9 [6.93m x 2.97m]) situated to the south of the house with a metal up and over door, power and light and useful mezzanine providing storage. There is private ample parking.
9. **Beautiful landscaped gardens** - to the east is a walled foregarden with slate chippings and a timber gate and flagged path leading to the front entrance. To the south, is a gravel seating terrace and level lawn and to the west, a large flagged seating terrace, sloping lawns and planted beds. There is an elevated flagged seating terrace from which to enjoy the countryside views as well as a covered balcony with splendid far reaching views towards the Lakeland Fells.
10. **An accessible rural location setting** offering both privacy, as well as neighbours for security, support and social gatherings and which is accessible for road and rail links. For further information on the stunning surroundings, please visit page 5.







Stylish country living

Surrounded by scenic countryside, **Ewebank** is a small rural hamlet, close to the popular village of Old Hutton.

Lying 4.8 miles to the east of Kendal, **Old Hutton** has a primary school, Church of the St Baptist and a village hall. Situated on the B6254, the road which links Kendal to Kirkby Lonsdale, the village is highly accessible.

Kendal (5 miles), often referred to as the southern gateway to the Lakes and home to Kendal Mint Cake, offers a wide variety of commercial and leisure facilities and is well-served with churches, banks, shops, supermarkets, pubs and restaurants.

The award winning Lune Valley market town of **Kirkby Lonsdale**, being 8.7 miles distant to the south west, and offers an excellent range of local amenities; shops, restaurants and pubs, bank, churches, post office, Boots Chemist and Booths supermarket.

The nearby Georgian city of **Lancaster** (26 miles) offers a comprehensive range of facilities.

For those keen on outdoor pursuits, Mossfield Barn couldn't be better placed. The glorious unspoiled countryside of the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland National Landscape (formerly known as an AONB) is all on your doorstep. It's the perfect natural playground for walkers, climbers, cavers, potholers, golfers, horse riders, cyclists, wild swimmers and sailors, and if you fancy a walk by the sea, the Arnsdale and Silverdale National Landscape, Grange-over-Sands and Morecambe Bay Estuary are close by.

Putting education first - in addition to the primary school in Old Hutton, both Kendal and Kirkby Lonsdale have primary and secondary schools and independent schools are located at Sedburgh (with the preparatory in Casterton) and Windermere.

Connectivity

Travel by car - access to the M6 is either at J37 (3.5 miles) or J36 (6.3 miles).

Let the train take the strain - the nearest station on the West Coast line is at Oxenholme, only 2.7 miles distant with direct trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh.

Flying to distant shores, airports are at Leeds Bradford (60.3 miles), Manchester (85.9 miles) and Liverpool (91.5 miles).

Mossfield Barn would be a great location if you want a quiet rural life with the advantage of great road and rail links as you are easily off the motorway and soon out in the country.

To find the property - from Kirkby Lonsdale, leave the town on the B6254 out past the Church and The Orange Tree public house and proceed for approximately 9 miles, travelling through the hamlets of Kearshtwick and Old Town and the village of Old Hutton. Continue past the church and the school and up and down the next hill. At the staggered crossroads turn right, by the small post box, signposted Ewebank. Proceed up the lane for approximately 0.3 miles and turn left signposted Ewebank. Continue for a further 0.5 miles, over the cattlegrid and after the bungalow take the first right. The drive entrance is across stone sets onto a gravel drive. Continue past Greenmoor Bank and Mossfield Barn is the third property on the right.

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Services and specifications

- Mains electricity
- Metered mains water
- Drainage to a septic tank shared with the two neighbours, Greenmoor Bank and Greenmoor Cottage
- Oil fired central heating with wood burning stove in the sitting room. The tank is sited adjacent to the garage
- uPVC double glazed windows and external doors - the majority replaced in 2022
- The garage roof was completely replaced in 2022
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk.
- Oak staircase and flooring in the sitting room and hall
- Limestone tiled floor in the dining kitchen
- Tongue and groove internal doors
- External water tap





The finer details

Council Tax

Mossfield Barn is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Carpets, curtain, curtain poles, blinds, light fittings, white goods (apart from washing machine), the wardrobe in bedroom 1 and storage unit in the garage are included in the sale
- The owner of the neighbouring property, Greenmoor Barn, has vehicular and pedestrian right of way to access their garage and allocated parking
- A public footpath runs in a northerly/southerly direction on the access track to the front of the property.

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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Approximate Gross Internal Area = 116.1 sq m / 1250 sq ft

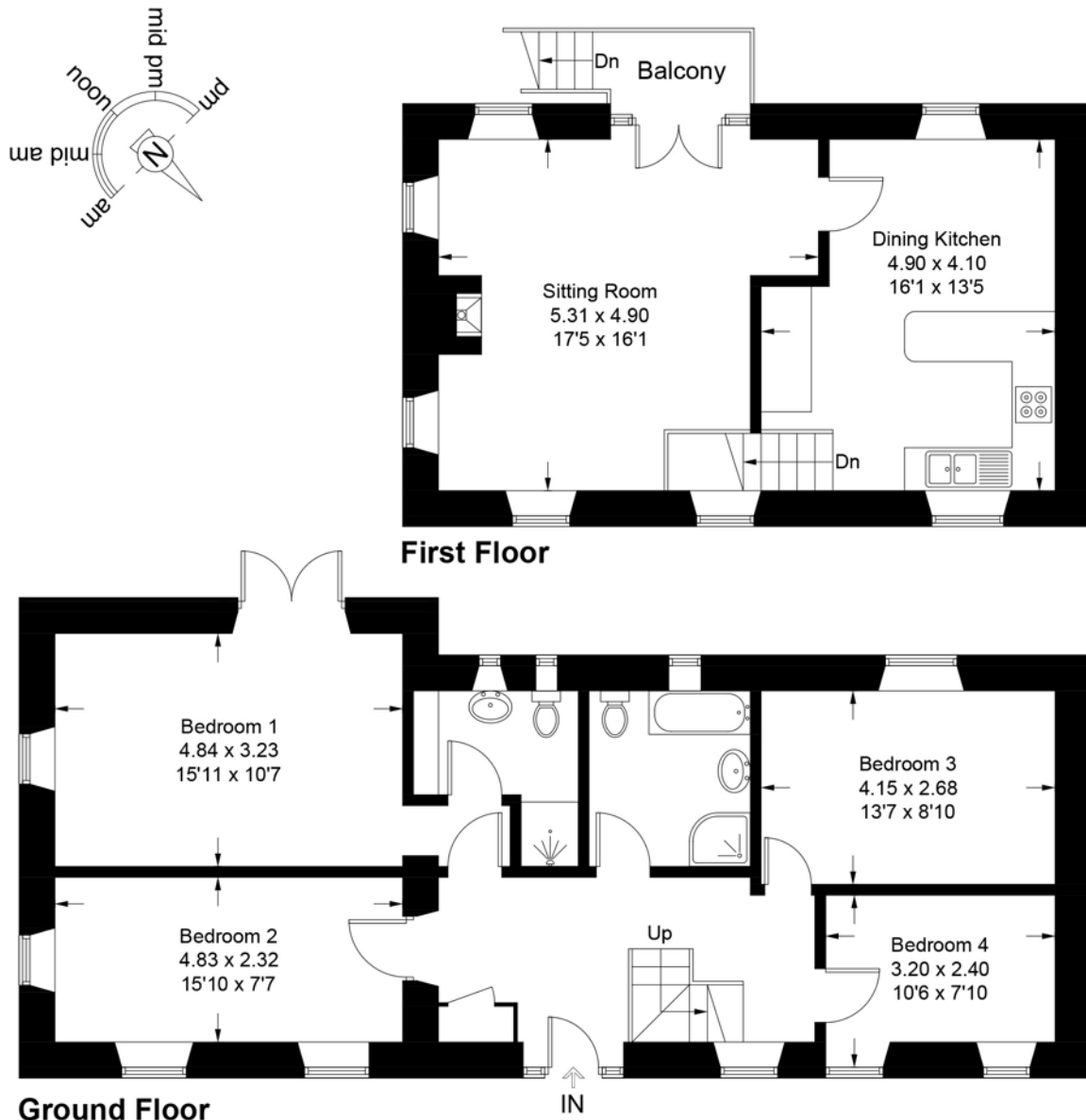


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1151927)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		

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